

LOWER PAXTON TOWNSHIP  
AUTHORITY MEETING

Minutes of Township Authority Meeting held June 13, 2006

A special business meeting of the Lower Paxton Township Authority was called to order at 7:02 p.m. by Chairman William B. Hawk on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Members present in addition to Mr. Hawk were: William C. Seeds, Sr., Gary A. Crissman, and David B. Blain.

Also in attendance were George Wolfe, Township Manager; William Weaver, Sewer Authority Director; and Val Karabcievsky.

**Pledge of Allegiance**

Mr. Blain led those present in the recitation of the Pledge of Allegiance.

Mr. Hawk noted that it would be appropriate for the Authority Board to recess the meeting in order to go into Executive session to discuss the terms of the potential property purchase. The meeting recessed at 7:02 p.m.

Mr. Hawk reconvened the meeting at 7:13 p.m.

**Public Comment**

There was no public comment.

**Board Members' Comments**

No comment was presented from Board members.

**New Business**

Motion to approve the agreement of sale for purchase of the 14.88 acre lot in Commerce Park

Mr. Hawk noted that the Authority members met in executive session to comply with the requirements of the Sunshine Law.

Mr. Crissman made a motion to name the Township Manager, George Wolfe as the official representative of the Lower Paxton Township Authority Board for the process to negotiate the purchase of 14.88-acre lot in Commerce Park. Mr. Blain seconded the motion.

Mr. Hawk questioned if this would comply with the regulation of the Second Class Township Code. Mr. Stine answered that the Board is permitted to delegate its powers to Mr. Wolfe under the Authorities Act.

Mr. Crissman called for the question. Mr. Hawk called for a voice vote, and all members voted aye.

Resolution 06-04 approving the new schedule for attorney collection  
fees for delinquent sewer accounts

Mr. Wolfe explained that Mr. Weaver inadvertently reused a number used for a prior resolution; therefore Resolution 06-04 must be renumbered to Resolution to 06-05

Mr. Blain made a motion to renumber Resolution 2006-04 to 2006-05, approving the new schedule for attorney collection fees for delinquent sewer accounts. Mr. Crissman seconded the motion, and a unanimous voice vote followed.

**Township Reports**

Selection of Design Alternative for the Valley Road Relief Sewer

Mr. Weaver noted that Barry Wampler, the design engineer for CET, designed five alternatives for the Valley Road interceptor.

Mr. Weaver explained that Alternative 1 would be to replace the existing sanitary sewer, in place, at a cost of \$800,000. He noted that CET did not recommend this alternate since there are storm water conflicts, as well as water and gas utility line conflicts. Mr. Weaver noted that it is the most expensive alternative at this time.

Mr. Weaver noted that Alternative 2 is shown in red on the plan. He noted that this design exits Valley Road by traversing the church property, continuing off of Valley Road

through two other properties. He noted that Mr. Karabcievsky is one of the property owners. This plan also traverses the Beaufort Manor Apartments, and the cost is \$490,000.00. He noted that the advantages for this alternative are the lack of cost for the replacement of pavement and utility concerns. He noted that there are easement issues with the church, apartments and property owners.

Mr. Weaver noted that Alternative 3 was recommended after meeting with Mr. Karabcievsky to eliminate tree loss by going further north on his property away from Valley Road, and the cost is the same as Alternative 2 at \$490,000.00.

Mr. Weaver noted that Alternative 4, shown in blue, would eliminate going on Mr. Karabcievsky's property, but stills continues to use the church property and Valley Road for the remainder of the project. He noted that the cost for this alternative is \$550,000.00.

Mr. Weaver noted that the Alternative 5, shown in orange, is similar to Alternative 3 in that it takes the sewer lines to the rear of the Beaufort Manor Apartments, and allows for less tree removal at 4130 Valley Road. He noted that the price for this alternative is \$570,000.00. He noted that it would provide the potential to repair some sewers in the apartment complex. He explained that there is an exposed manhole in a drain swale, and the sewer is in bad shape. He noted that the Township could repair these lines, and try to get reimbursed by the apartment complex.

Mr. Weaver noted that he had some concerns regarding Alternative #4, and did not know why the price was so low at \$550,000.00. He noted that it would traverse the westbound lane of Valley Road, and the design factored no conflicts with other utilities. Mr. Weaver noted that the utilities are to the north and south of that travel lane.

Mr. Seeds noted that if he had to make a decision now, he would use Alternative 4, as it would be less evasive to Mr. Karabcievsky's property. Mr. Weaver noted that he has a concern regarding the pricing for Alternative 4, and will be reviewing the cost estimate with CET.

Mr. Wolfe suggested that the project could be bid with primary and secondary alternatives. He noted that the primary could be the blue alternative, and the alternate could be the green one to determine what pricing is received. He noted that the bidding would show the difference between the construction costs and the engineer's costs. He noted that he is not asking for a decision to be made at this time.

Mr. Hawk questioned Mr. Weaver what his preference was. Mr. Weaver answered that all the alternatives would work. Mr. Wolfe noted that staff is charged with providing the least cost, most reasonable alternative, which would be the red or green alternatives.

Mr. Crissman questioned when Mr. Weaver would expect to schedule the final decision for the Authority approval. Mr. Weaver answered that he would schedule this item for the next Authority meeting in August. Mr. Crissman noted that the Authority will then have the final numbers at that time for use in making a decision based on good data.

Mr. Karabcievsky noted that he has spoken with Mr. Weaver several times after he became aware of the project when CET came on his property to delineate the wetlands. He noted that he understands the nature of the project and the need for it. He noted that his home was built in the 1840's and the character of the home depends significantly on the mature landscaping that surrounds it. He explained that the trees are very mature, providing a very high canopy. He noted that he has put under-story plantings in the area as well. He noted that part of the area that is slated for Alternative 1 is forest wetlands, with many different types of trees. He stated that he has a two-acre tract that is completely fenced for his dogs that runs along the front of the property and across the driveway.

Mr. Karabcievschy noted that he would like the opportunity to present a landscape plan to show the extent of the plantings, and the costs to replace the plantings. He noted that he did not think that CET would have included this in the estimate. He noted that he recently completed \$3,000 worth of landscaping work. In addition, he explained that the Beaufort Manor Apartments have numerous mature trees located along the roadside. He suggested that the land would become very bland if those trees were removed, and detract from the entire neighborhood.

Mr. Hawk suggested that the green alternative would run closer to Mr. Karabcievschy's house and trees. Mr. Karabcievschy noted that it would run through a third of the property and would eliminate the taking of the trees, with the exception of the damage at the extremes of the property. Mr. Hawk noted that the red alternative encroaches on many more trees.

Mr. Weaver noted that the Authority is not required to do any landscape replacement, but it is something that he would look into. Mr. Wolfe explained that the Authority had completed landscaping in cooperation with the Shade Tree Commission in the Spring Creek Mini Basin.

Mr. Crissman noted that the landscape plan would help to make recommendations, but he would not want to send a false message if it is not necessary. Mr. Weaver noted that he would ask Mr. Lacasse to become involved in the project. He noted that the trees that would need to be removed could be marked. Mr. Wolfe noted that Mr. Karabcievschy could identify on a landscape plan what is important to him, explaining that he always tries to preserve trees whenever he can.

Mr. Karabcievschy noted that another consideration would be the damage that would occur to his property. He noted that there would be property damage loss for the plantings that were removed. Mr. Hawk noted that he admires the setting for the home. Mr. Hawk thanked Mr. Karabcievschy for his comments.

Mr. Wolfe noted that he would schedule this item for the August meeting.

### **Engineer's Report**

No report presented.

### **Solicitor's Report**

No report presented.

### **Adjournment**

There being no further business, Mr. Crissman made a motion to adjourn the meeting. Mr. Blain seconded the motion, and the meeting adjourned at 7:37 p.m.

Respectfully submitted,

Maureen Heberle

Approved by:

Gary A. Crissman  
Authority Secretary